B.R

Deed No: 182/2010

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

C.S 185

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH AD 011193

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2002
CITY CIVIL COURT
SECUNDERABAD

Sl. No. 2428 Date 23/02/2009 100
Sold to Ramesh
S/o, D/o, W/o Nadhg Rao
For Whom Kadakia & modi housing

SALE DEED

This Sale Deed is made and executed on this the 5th day of February 2010 at SRO, Shamirpet, Ranga Reddy District by:

M/S. KADAKIA & MODI HOUSING, a registered partnership firm having its office at 5-4-187/3 & 4 II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Scham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

1. COL. K. G. A. KAMALDEV, SON OF MR. K. J. GABRIEL aged about 43 years, Occupation: Service
2. MRS. SHEELA JAMESINA, WIFE OF COL. K. G. A. KAMALDEV aged about 38 years. Occupation: Housewife, both are residing at # G - 003, Arihant Ashok Apartments, 1-10-11, Street No. 4, Ashok Nagar, Hyderabad - 500 020, hereinafter referred to as the Vendee (which term shall mean and include his/her heirs, legal representatives, administrators, executors, successor in interest, assignees, etc).

For KADAKIA & MODI HOUSING

Partner

A-12.sale.deed.

WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 Sq.yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Sq.yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
			Total Extent of Land	**25250 Sq.yds**

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

a. Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
b. Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
c. Shri. Immanni Sathyanarayana Krishna Prasad S/o Shri. Sheshagiri Rao
d. Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

B) The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No. 2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no. B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.

C) The Vendor is desirous of developing the Scheduled Land by constructing independent bungalows thereon and have obtained a permit for building construction from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008.

For KADAKIA & MODI HOUSING

Partner

D) The Vendee is desirous of purchasing a plot of land bearing no. 12 admeasuring 199 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,99,000/- (Rupees One Lakh Ninety Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 12 admeasuring 199 sq. yds. forming part of Sy. No. 1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,99,000/-(Rupees One Lakh Ninety Nine Thousand Only) paid by way of cheque no. 021573, dated 03.02.2010 drawn on SBI, St. Mary's Road Branch, Secunderabad for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.

2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Plot.

3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.

6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

7. Stamp duty and Registration amount of Rs. 18,905/- is paid by way of challan No. 868207, dated 5/2/10, drawn on SBH, Thumkunta Branch, Ranga Reddy District.

For KADAKIA & MODI HOUSING

Partner

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 199 sq. yds. in the project known as BLOOMDALE forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Ranga Reddy District, bounded on:

North	Plot No. 13
South	Plot No. 1
East	Neighbour's Land
West	30' wide road

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

2.

For KADAKIA & MODI HOUSING

Partner

(Soham Modi)
VENDOR

VENDEE

REGISTRATION PLAN SHOWING PLOT NO.12, FORMING A PART

IN SURVEY NOS. 1139 **Situated at**

SHAMIRPET VILLAGE, SHAMIRPET **Mandal, R. R. Dist.**

VENDOR: M/S.KADAKIA & MODI HOUSING, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

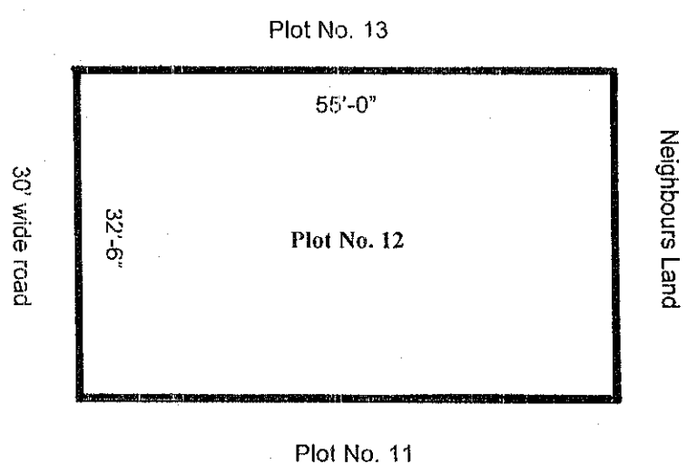
BUYER: COL. K. G. A KAMALDEV, SON OF MR K. J. GABRIEL.

MRS. SHEELA JAMESINA, WIFE OF COL. K. G. A. KAMALDEV

REFERENCE: **SCALE:** **INCL:** **EXCL:**

AREA: 199 **SQ. YDS.** **SQ. MTRS.**

N



WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: **M/S. KADAKIA & MODI HOUSING** HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			GPA FOR PRESENTING DOCUMENTS VIDE GPA NO. 02/BK&M/10 Dt. 27.01.10 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD
			BUYERS: 1. COL. K. G. A. KAMALDEV S/O MR. K J GABRIEL R/O. # G -003, ARIHANT ASHOK APRTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD – 500 20
			2. MRS. SHEELA JAMESINA W/O. COL. K. G. A. KAMALDEV R/O. # G - 003, ARIHANT ASHOK APARTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD – 500 020
			REPRESENTATIVE: MR. K. J. GABRIEL R/O. # G - 003, ARIHANT ASHOK APARTMENTS 1-10-11, STREET NO. 4 ASHOK NAGAR HYDERABAD – 500 020

SIGNATURE OF WITNESSES:

1.

2.

For KADAKIA & MODI HOUSING

SIGNATURE OF EXECUTANTS

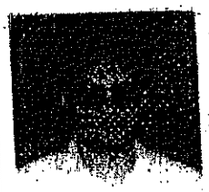
We stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. J Gabriel, as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, ~~Kapra~~, Ranga Reddy District.. S.R.O Shamirpet

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER

ABMPM6725H



नाम NAME

SOHAM SATISH MODI

पिता का नाम FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH

19-10-1980

हस्ताक्षर SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

Signature

10062008

पहचान कार्ड IDENTITY CARD (AFZ-8016)

वैयक्तिक सं.
PERSONAL NO. IC-49849Y

पूरा नाम NAME IN FULL
KGA KAMAL DEV

सेना SERVICE
SIGNALS

COL

STAMP AND SIGNATURE OF ISSUING OFFICER

भारतीय सशस्त्र सेनाएं INDIAN ARMED FORCES

जन्म की तारीख DATE OF BIRTH 18.01.65	178 cm	BLACK	BLACK

A MOLE ON THE UNDER SIDE OF LEFT ELBOW

HQ 29 INF DIV
22 FEB 2007

SERVICE NUMBER
842411

Transport Department-National Capital Territory of Delhi

Licence to drive vehicles throughout India

LICENCE NO. : **P09041999117289** D

NAME : **SHEELA JAMESINA**

S/O,D/O,W/O : **SH K G A KAMAL DEV**

ADDRESS : **1 WEC BRAR SQUARE**
DELHI CANTT
NEW DELHI 110010

DT. OF BIRTH : **23/06/1971**

VEHICLE CLASS : **MCYL** **16/04/1999**
LMV(NT) **16/04/1999**

(Holder's Signature)

DT. OF ISSUE : **13/08/1999**

VALIDITY : **15/04/2019**

BADGE NO. : **NA**

Sig. Of Licencing Authority (**SWZ**)

MINISTRY OF EXTERNAL AFFAIRS
PASSPORT OFFICE

पी. राजय्या
P. RAJAIAH
कृते पासपोर्ट अधिकारी
For Passport Officer
हैदराबाद/Hyderabad.

भारत गणराज्य REPUBLIC OF INDIA

[redacted]

प्रकार /Type: P
देश का कोड /Country Code: IND
पासपोर्ट सं. /Passport No.: G8880449

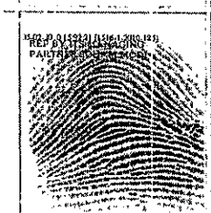
उपनाम /Surname: KOTHAPALLY
दिए गए नाम /Given Names: JACOB GABRIEL
राष्ट्रीयता /Nationality: INDIAN
लिंग /Sex: M
जन्म तिथि /Date of Birth: 17/07/1939
जन्म स्थान /Place of Birth: NALGONDA
जारी करने का स्थान /Place of Issue: HYDERABAD
जारी करने की तिथि /Date of Issue: 23/05/2008
समाप्ति की तिथि /Date of Expiry: 22/05/2018

P<INDKOTHAPALLY<<JACOB<GABRIEL<<<<<<<<<<<<<<
G8880449<9IND3907177M1805224<<<<<<<<<<<<<<<8

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: **000185/2010** of SRO: **1516(SHAMIRPET)**
Presentant Name(Capacity): **K.PRABHAKAR REDDY(GP)**
Report Date: 05/02/2010 15:36:01

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) COL.K.G.A.KAMALDEV #G-003,ARIHANT ASHOK APTS,1-10-11,STNO.4ASHOK NAGAR,HYD (Representative to Purchaser No. 1)	
2			(CL) SHEELA JAMESINA #G-003,ARIHANT ASHOK APTS,1-10-11,STNO.4ASHOK NAGAR,HYD (Representative to Purchaser No. 2)	
3			(EX) REP BY ITS MANAGING PARTNER:SOHAM MODI 5-4-187/3 & 4,II FLOOR,SOHAMMANSION,M.G.ROAD,SEC (GPA Holder for Presenting Doc)	

Identified by Witness 1
Witness 2

Photos and TIs captured by me

5/2/10
Capture of Photos and TIs done in my presence